

BRIEFING DETAILS

BRIEFING DATE / TIME	29 April 2021 at 11:00am
LOCATION	Griffith City Council, 1 Benerembah St, Griffith

BRIEFING MATTER(S)

PPSWES-73 – Griffith – DA28/2021 - 8-13 Snaith Place, Griffith – Crown S4.33 Referral

Proposal involves the removal of trees on vacant site to make way for 20 new affordable townhouses, each with a ground floor private open space courtyard and single lockup garage. It is a combination of 15 two bedroom townhouses, 4 three bedroom townhouses, and 1 four bedroom townhouse. The proposal aims to address both Garton Place and Walla Avenue street frontages with two internal shared driveways angled up the site to allow pedestrian access through the site.

PANEL MEMBERS

IN ATTENDANCE	Garry Fielding (Chair), Sandra Hutton, Graham Brown
APOLOGIES	
DECLARATIONS OF INTEREST	

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Kerry Rourke – A/Development Assessment Coordinator Steven Parisotto – Consultant Planner
OTHER	Amanda Moylan – Planning Panels, Local and Regional Planning, DPIE

KEY ISSUES DISCUSSED
General matters

- Land Zoning – Council confirmed site is zoned R1, whilst adjacent land is zoned for parkland (RE1)(noting that some submissions refer to the site as parkland)
- Site has been zoned for residential development since the IDO in the 1970s
- Discussion around broader development plans for the area – Council and project group want this precinct to be redeveloped. Griffin Green Affordable Housing Project (joint venture between Griffith Council and Argyle Community Housing) to create 20 new affordable dwellings and 45 new affordable housing lots throughout the precinct.
- Planning Proposal currently with DPIE to reduce the RE1 parkland area.
- Explanation provided around mound of asbestos left in 1980s (DOH) on adjacent parkland site which is currently being remediated.
- Clarification that the subdivision includes the road extension and street trees. Council will propose a condition of the subdivision consent that the public road be created prior to CC. The subdivision plan will be registered as part of the broader project.

Notification

- All surrounding dwellings are DOH. Notification included a letterbox drop to surrounding area, and usual notification processes.

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- Petition received which is made up largely from people within the surrounding housing development and an objection from the church located across from site.
- Some submitters have linked the Planning Proposal (reducing the RE1 land) to the current DA.
- Community may not have an understanding that the site is currently zoned R1 (not RE1)
- Lot to the NE is retirement housing

Nature of the development

- The statutory definition of the development needs to be clear and consistent. (Multi dwelling housing or affordable housing as per the SEPP (Affordable Rental Housing) 2009).
- The description of the development needs to be consistent throughout the assessment report.
- The assessment report will need to be clear around the definition the development falls under as this will inform relevant controls and statutory framework.
- If the application is considered to be affordable housing (as per the SEPP), a protection via a condition of consent to ensure it continues as affordable housing into the future should be considered.

Assessment report

- Matters requiring clarification in assessment report
 - drainage easement along boundary is intended to be conditioned to be used as a pathway (possibly unconstructed but to be confirmed in assessment report);
 - justification around Council support for setback variations to the front and rear;
 - explanation of visitor carparking arrangements, and consideration and discussion of other options to achieve better streetscape outcomes (for example, no onsite visitor parking) within the requirements of the DCP.
 - Other departures from the DCP including FSR.

Crown DA and ownership

- FACs are currently the owners of the site.
- Council is in the process of purchasing the property from FACs.
- Council will complete the civil works and then transfer ownership of the property to Argyle Housing.
- If FACs remain the owners, their agreement to any proposed conditions of consent will be required prior to determination by the Panel (as per the requirements for Crown Development set out under s4.33 of the *Environmental Planning and Assessment Act 1979*);

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